



What're the City Rules on This, Anyway?

Frequently asked questions about recreational vehicles in residential neighborhoods

By Carl McCarthy, Code Compliance Officer

Two years ago, in response to concerns expressed by citizens, the Redmond City Council revisited the issue of recreational vehicles in residential neighborhoods and adopted an ordinance (#2149) to clarify and augment existing regulations. Certain elements of that ordinance were not to become effective for two years. As that time has now passed, we hope the following Q & A's will help explain what the rules mean to RV owners.

Q. What exactly do we mean when we refer to recreational vehicles (RVs)?

A. The term recreational vehicle generally refers to travel trailers, boats that can be towed on trailers at highway speeds by automobiles or light trucks, jet skis, windsurfing boards, folding tent trailers, motor homes, truck campers removed from a truck or pickup, horse trailers, boat trailers with or without boats, and utility trailers. This definition does not include pickup or light trucks — 10,000 pounds gross weight or less — with or without a mounted camper unit, which are primarily used by the owner for transportation purposes.

Q. Are RVs now outlawed in Redmond?

A. No. RV owners can still own and maintain these vehicles within the Redmond city limits. By clarifying the previous code, the City's intent is to balance the needs of both RV owners and non-owners.

Q. Can RVs be parked on City streets or sidewalks?

A. The Redmond Municipal Code limits the parking of any vehicle, including RVs, on city streets to not more than 24 hours. This is intended to keep the streets, sidewalks, and rights-of-way free and clear to allow emergency vehicles unimpeded neighborhood access in case of an emergency.

Q. Can I still park my RV in my garage or carport?

A. Yes. The code does not place limitations on this. In fact, according to the code, this is the preferred location for storing RVs.

Q. What about parking my RV in my driveway?

A. This has not changed. You can still park it in your driveway, as long as it does not extend over the sidewalk and/or into the right of way.

Q. Where else can I park my RV?

A. The Code continues to allow residents to park RVs beside and behind homes. Other locations may be permitted as well. Please contact the City if you have a question about where you can or cannot park your RV.

Q. I have heard that you are now requiring screening. Is that true?

A. In some instances, that may be true. For instance, if your RV is parked in your driveway, perpendicular to the street, you do not have to screen the vehicle. If, on the other hand, your RV is parked on the side or rear of the house, or on the driveway and is parallel to the street, the City now requires screening, particularly since some vehicles may be 20-30 feet long.

Q. What type of screening will be required?

A. The City will work with property owners to position their vehicles, if possible, in such a manner as to not require screening. If screening is required, the City will allow both landscaping and solid (fence) screening. Check with the City Planner on Call at 425-556-2494 or planneroncall@redmond.gov for a more detailed explanation of screening requirements.

Q. Will someone be able to live in their motor home/RV?

A. No. However, an RV may be occupied on a temporary basis not to exceed 30 days within a calendar year. This may be due to power outages, remodel projects, visiting relatives, etc.

Q. When does enforcement begin?

A. Since it has been two years since the effective date of this ordinance, all recreational

vehicles need to comply with this ordinance immediately.

Q. What if I live in an apartment/ townhouse complex or belong to a homeowners association?

A. Neighborhood covenants and/or homeowners association rules may not allow the parking of recreational vehicles in certain areas. In this instance, the property rules prohibiting recreational vehicles would supersede the rules allowing them within this ordinance.

If you have other questions about the regulations for RV parking, you may contact Carl McCarthy at 425-556-2412 or cmcarthy@redmond.gov. If you have questions regarding the screening requirements, you may call the Planner on Call at 425-556-2494 or planneroncall@redmond.gov.

